

RENTON CITY COUNCIL
Regular Meeting

December 20, 1999
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; TIMOTHY SCHLITZER; RANDY CORMAN; TONI NELSON; BOB EDWARDS; KATHY KEOLKER-WHEELER; DAN CLAWSON.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Executive Administrative Officer; DAVID DEAN, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JIM SHEPHERD, Community Services Administrator; DENNIS CULP, Facilities Director; CLARK PETERSEN, Library Director; REBECCA LIND, Principal Planner; DEREK TODD, Finance Analyst; COMMANDER FLOYD ELDRIDGE, Police Department.

PRESS

Robert Teodosio, *Renton Reporter*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL APPROVE THE MINUTES OF DECEMBER 13, 1999 AS PRESENTED. CARRIED.

PUBLIC HEARING

Planning: MF Housing Urban
Center Design Overlay District

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the creation of a Multi-family Housing Urban Design Overlay District in the Center Downtown (CD) and Residential Multi-family Urban Zones; including guidelines for building and siting design; parking, access and circulation; landscaping/recreation/common space; and building architectural design.

Rebecca Lind, Principal Planner, explained that the City Council approved emergency Ordinance No. 4793 in September to implement interim housing design guidelines in these two zones. The proposal for permanent guidelines was then referred to the Planning Commission for its review and recommendation.

The purpose of the guidelines is to require minimum standards for design review to maintain and protect property values and enhance the general appearance of Renton's downtown. With the guidelines, staff hopes to achieve predictability in design review while balancing this with administrative flexibility to consider specific merits of individual proposals. The guidelines neither change zoning requirements nor supersede or modify any other city codes, ordinances or policies that apply to a proposal. Rather, they encourage creative design alternatives as a means of achieving quality development.

Ms. Lind added that because the guidelines will be applied as a component of the governing land use process, they will not affect current processing timeframes. The guidelines will apply to all attached residential development applications in the two applicable zones that meet thresholds for SEPA environmental review (four or more units, or 4,000 square feet of improved area). Decisions will be issued by the Development Services Director, and, as administrative decisions, would be appealable.

Continuing, Ms. Lind explained that the guidelines address four major topics, as follows: building siting and design; parking, access and circulation; landscaping/recreation/common space; and building architectural design. Each topic has both a mandatory minimum standard and other statements intended to encourage the desired results. The minimum standards are:

Building Siting and Design: “Attached buildings shall be oriented to the street with clear connections to the sidewalk. A primary entrance of each building shall be located on the facade facing the street. Such entrances shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human scale elements.”

“Careful siting and design treatment is necessary to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale. Specific design elements shall be considered to promote a transition to surrounding uses.”

Parking, Access and Circulation: “No parking shall be located between a building and the front property line or the street side yard of a corner lot.”

Landscaping/Recreation/Open Space: “Attached housing developments of ten or more dwelling units shall provide a minimum area of common space or recreation area equal to 50 square feet per unit. The common space area should be aggregated to provide usable area(s) for residents. The location, layout, and proposed type of common space or recreation area shall be subject to approval by the Development Services Director. The required common open space may be satisfied with one or more elements.”

“The owner shall provide regular maintenance to ensure that plant materials are kept healthy and that dead or dying plant materials are replaced.”

Building Architectural Design: “All building facades shall include modulation or articulation at intervals of no more than 40 feet.”

Responding to Mayor Tanner, Ms. Lind said the allowed residential density in the downtown area is 100 dwelling units per acre, although this can go as high as 150 dwelling units per acre with design review or a conditional use. Mayor Tanner wanted to ensure that Renton’s downtown isn’t overtaken by huge, out-of-proportion condominium or apartment developments.

In response to Council President Parker, Ms. Lind said the guidelines do not reduce the allowed density. She added that projects designed according to the proposed guidelines could reach the density limits while adhering to the design criteria.

Councilmember Clawson said the guidelines are well-written, clear and easy to understand, and will avoid the “big box” type of project referred to by Mayor Tanner.

Councilmember Keolker-Wheeler noted that Renton’s downtown density allowances were mandated by growth management. She agreed that the guidelines will greatly benefit individual project designs.

Responding to Mr. Parker, Ms. Keolker-Wheeler concurred that the guidelines offer a certain amount of flexibility to applicants, since the intent was not to be overly restrictive but rather to encourage quality design.

Audience comment was invited.

Correspondence was read from Sam Pace, Housing Specialist for the Seattle-

King County Association of Realtors, 12015 - 115th Ave. NE, Suite 195, Kirkland, WA, 98034. While he agreed with many of the objectives of the guidelines, Mr. Pace cautioned against using these to address issues that have no bearing on the subject of design. He additionally suggested that language be added to the landscaping guidelines to require the use of landscaping plantings that utilize relatively low amounts of water, and/or that make especially efficient use of water.

Councilman Corman agreed that once a project is vested, the design review is to decide the details rather than to revisit whether there should be a project at all.

Councilman Schlitzer said while Mr. Pace's letter raises valid points, his comments have already been heard and considered by the Planning & Development Committee.

There being no further audience comment, it was **MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.** (See page 456 for legislation.)

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- * So far, more than 237 gift tags have been taken from the holiday giving trees located at the Renton Community Center, River Rock Restaurant, City Hall, and the Renton School District's Administration building.
- * Santa made his annual visit to the Renton Senior Activity Center on Saturday, Dec. 11th for "Breakfast with Santa". This event sells out every year.
- * The opening night of the 1999-2000 Clam Lights event at Gene Coulon Memorial Beach Park was held on Friday, Dec. 10th. Clam Lights continue nightly through Jan. 2nd.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Parks: Facilities Divison
Reorganization

Community Services Department proposed a reorganization to have three supervisors and one lead custodian in the Facilities Division rather than two supervisors and two lead custodians. Refer to Finance Committee.

CAG: 99-085, 200 Mill Ave S
Bldg Fire Sprinkler Installation,
Ace Fire Protection Systems

Community Services Department submitted CAG-99-085, 200 Mill Ave. S. Building Fire Sprinkler Installation; and requested approval of the project, authorization for final pay estimate in the amount of \$13,426.56, commencement of 60-day lien period, and release of retained amount of \$3,994.30 to Ace Fire Protection Systems, Inc., contractor, if all required releases are obtained. Council concur.

CAG: 99-090, 200 Mill Ave S
Bldg Lobby Renovation,
Litchfield Const

Community Services Department submitted CAG-99-090, 200 Mill Ave. S. Building Lobby Renovation; and requested approval of the project, authorization for final pay estimate in the amount of \$1,862.31, commencement of 60-day lien period, and release of retained amount of \$1,738.75 to Litchfield Construction, contractor, if all required releases are obtained. Council concur.

CAG: 99-086, 200 Mill Ave S
Bldg Plumbing Replacement,
Pilchuck Contractors

Community Services Department submitted CAG-99-086, 200 Mill Ave. S. Building Plumbing Replacement; and requested approval of the project, authorization for final pay estimate in the amount of \$2,867.65, commencement of 60-day lien period, and release of retained amount of \$2,532.51 to Pilchuck

	Contractors, Inc., contractor, if all required releases are obtained. Council concur.
CAG: 99-100, 200 Mill Ave S Bldg Marblecrete Repair, JPL Const	Community Services Department submitted CAG-99-100, 200 Mill Ave. S. Building Marblecrete Repair; and requested approval of the project, authorization for final pay estimate in the amount of \$2,617.61, commencement of 60-day lien period, and release of retained amount of \$3,994.33 to JPL Construction, contractor, if all required releases are obtained. Council concur.
CAG: 99-087, 200 Mill Ave S Bldg New Doors & Access System, JPL Const	Community Services Department submitted CAG-99-087, 200 Mill Ave. S. Building New Doors & Access System; and requested approval of the project, authorization for final pay estimate in the amount of \$3,833.91, commencement of 60-day lien period, and release of retained amount of \$1,913.47 to JPL Construction, Inc., contractor, if all required releases are obtained. Council concur.
CAG: 99-070, Renton Senior Center Roof Replacement, Queen City Sheet Metal & Roofing	Community Services Department submitted CAG-99-070, Renton Senior Center Roof Replacement; and requested approval of the project, authorization for final pay estimate in the amount of \$868.10, commencement of 60-day lien period, and release of retained amount of \$2,689.78 to Queen City Sheet Metal & Roofing, Inc., contractor, if all required releases are obtained. Council concur.
Zoning: 1999 Annual Update of the Zoning Book & Wall Map	Economic Development, Neighborhoods and Strategic Planning Department recommended approval of the annual update to the City's Zoning Book and Wall Map. Council concur.
EDNSP: Quendall Terminals Purchase & Sale Agreement Extension to 6/30/2000	Economic Development, Neighborhoods and Strategic Planning Department requested authorization to extend the Quendall Terminals Purchase and Sale Agreement to June 30, 2000. Council concur.
Streets: Alley Closure, S 2nd & 3rd and Main & Mill Aves	Technical Services Division recommended closing the southerly 70 feet of the alley between S. 2nd and S. 3rd Streets, and Main and Mill Avenues S. to improve safety along Houser Way and to allow for future flexibility to reopen the alley at a later date if desired. Council concur.
Vacation: Lake View Blvd N (VAC-98-004), Appraisal & Compensation	Technical Services Division submitted the appraisal performed for a partial vacation of Lake View Blvd. N. (VAC-98-004), and requested that Council accept the appraisal determination of \$170,000 and set compensation for the right-of-way at \$85,000. Refer to <u>Transportation Committee</u> .
<u>Added Item 7.1.</u> Parks: Highlands Annex Acquisition	Community Services Department recommended approval of an agreement to purchase the Renton School District's Highlands Annex property; a 1.1-acre parcel located adjacent to the City's Highlands Neighborhood Park and Community Center at a cost of \$100,000, for use as a park. Council concur. MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED INCLUDING THE ADDED ITEM 7.1. CARRIED.
OLD BUSINESS <u>Planning & Development Committee</u> Planning: Sensitive Areas Ordinance	Planning & Development Committee Chair Keolker-Wheeler presented a report recommending that a public hearing on the Sensitive Areas Ordinance be scheduled before the Renton City Council on Monday, January 10, 2000, at 7:30 p.m. in the Council Chambers. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.
Development Services: R-8 Zone Reduced Driveway &	Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the subject of reduced driveway and sidewalk standards in the R-8

Setback Standards Request
(Withdrawn)

zone, which was referred to staff for resolution. The developer of the La Colina plat withdrew this requested review shortly thereafter. This issue is therefore closed at this time. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning: MF Housing Urban
Center Design Overlay District

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the proposed Multi-family Residential Design Guidelines. The Committee reviewed final revisions to the Urban Center Design Overlay District at its meeting of December 9, 1999, and recommended as follows:

That the ordinance creating an Urban Center Design Overlay District, and repealing Ordinance 4793, an emergency ordinance adopting Multi-family Housing Design Guidelines, be forwarded for first and second reading. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See later this page for ordinance.)

ORDINANCES AND RESOLUTIONS

The following ordinances were presented for first reading and advanced for second and final reading:

Planning: MF Housing Urban
Center Design Overlay District

An ordinance was read amending Chapters 1, 3, 8 and 11 of Title IV (Development Regulations) of City Code by creating an Urban Center Design Overlay District and repealing Ordinance No. 4793, an emergency ordinance of the City of Renton, Washington, adopting multi-family housing design guidelines in the Residential Multi-family Urban (RM-U) and Center Downtown (CD) zones. MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL SUSPEND THE RULES AND ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #4821

Planning: MF Housing Urban
Center Design Overlay District

Following second and final reading of the above-referenced ordinance, it was MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Zoning: 1999 Annual Update
of the Zoning Book & Wall
Map

An ordinance was read adopting the 1999 amendments to the zoning classifications of properties located within the City of Renton. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL SUSPEND THE RULES AND ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #4822

Zoning: 1999 Annual Update
of the Zoning Book & Wall
Map

Following second and final reading of the above-referenced ordinance, it was MOVED BY SCHLITZER, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

The following ordinances were presented for second and final reading:

Ordinance #4823

Legal: Adult Supervision of
Children in Vehicles

An ordinance was read amending Section 6-9-1 of Chapter 9, Children, Unattended, of Title VI, Police Regulations, of City Code, by defining adult supervision. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4824

Public Works: East Kenndale
Sanitary Sewer Special

An ordinance was read establishing an assessment district for sanitary sewer service in a portion of the East Kenndale and West Kenndale sub-basins, and establishing the amount of the charge upon connection to the facilities. MOVED

Assessment District

BY CLAWSON, SECONDED BY EDWARDS, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4825

Finance: Definition of "Gross Income" for Utility Tax Purposes

An ordinance was read amending Chapter 11, Utility Tax, of Title V (Finance and Business Regulations) of City Code by adding a new section entitled "Definition of Gross Income" and rescinding subsection 5-11-1.A.3. MOVED BY CLAWSON, SECONDED BY SCHLITZER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4826

Zoning: Taco Time
Headquarters Rezone from R-8 to CC

An ordinance was read changing the zoning classification of approximately 0.10 acre located north of Maple Valley Highway from Residential - Eight Dwelling Units Per Acre (R-8) to Convenience Commercial (CC) for Maple Valley Taco Time (R-98-042). MOVED BY CLAWSON, SECONDED BY EDWARDS, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Council: Certificate of Appreciation to Dan Clawson

Council President King Parker presented a Certificate of Appreciation to outgoing Councilman Dan Clawson, saying that Mr. Clawson has been an asset to both the City Council and to Renton's citizens during the last four years.

Council: Meeting Cancellation for 1/17/2000

MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL CANCEL THE COMMITTEE OF THE WHOLE AND REGULAR CITY COUNCIL MEETINGS OF 1/17/2000 IN OBSERVANCE OF MARTIN LUTHER KING JR.'S BIRTHDAY. CARRIED.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:16 p.m.

MARILYN J. PETERSEN, CMC, City Clerk